

APPLICANT: RACIEL DEL RIO

- (1) Applicant is requesting to permit a single-family residence setback 22' (25' required) from the front (south) property line.
- (2) Applicant is requesting to permit a utility shed spaced 5.2' (10' required) from the residence.
- (3) Applicant is requesting to waive the zoning regulation requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to waive same to permit a 2' high wall with ornamental fencing and columns for a total height of 5' along the front and side street property lines up to the edge of the driveway within the safe sight distance triangle.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family or Duplex Dwellings) or and approval of requests #1 - #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Mr. & Mrs. Del Rio Residence," as prepared by Avelino R. Leoncio, Jr., consisting of 2 sheets, Sheet 1 dated, signed and sealed 1/31/06 and Sheet 2 dated, signed and sealed 3/8/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, Block 144, SIXTH ADDITION TO CAROL CITY, Plat book 68, Page 54.

LOCATION: 5121 N.W. 190 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100.8' x 100'

PRESENT ZONING: RU-1